

**WHEELING PLAN COMMISSION
THURSDAY, FEBRUARY 23, 2017 6:30 P.M.**

**AGENDA FOR A REGULAR MEETING OF THE PLAN COMMISSION
to be held in the Board Room of the Village Hall
2 Community Boulevard, Wheeling, Illinois**

This meeting will stream live and be televised on Wheeling's Cable Channels 17 & 99

- 1. CALL TO ORDER**
- 2. PLEDGE OF ALLEGIANCE**
- 3. ROLL CALL**
- 4. CHANGES TO THE AGENDA**
- 5. CITIZEN CONCERNS AND COMMENTS**
- 6. CONSENT ITEMS**
 - A) [Docket No. SCBA 17-7](#)
Dundee Hot Dogs
849 W Dundee Road
Appearance Approval of a Wall Sign
 - B) [Docket No. SCBA 17-8](#)
Metro PCS
739 W. Dundee Road
Appearance Approval of a Wall Sign
 - C) [Docket No. SCBA 17-9](#)
Far Out
840 Wheeling Road
Appearance Approval of a Wall Sign
 - D) [Docket No. SCBA 17-10](#)
Creaney Lots
500 S. Wolf Road
Appearance Approval of a Development Sign
- 7. ITEMS FOR REVIEW**
 - A) [Docket No. SCBA 17-6](#)
La Baguette
20 W. Dundee Road
Appearance Approval of a Wall Sign

- B) [Docket Nos. 2016-24A&B and PC 16-18](#) (to be continued without discussion)
Parking Lot
300 S. Milwaukee Avenue
(2016-24A) Variation from Title 19, Zoning, Related to Parking Setback
(2016-24B) Variation from Title 19, Zoning, Related to Screening
(PC 16-18) Site Plan and Appearance Approval of a Parking Lot
8. **APPROVAL OF MINUTES** – [January 26, 2017](#) (includes partial findings for Docket No. 2016-24A&B)
9. **OTHER BUSINESS**
10. **ADJOURNMENT**

IF YOU WOULD LIKE TO ATTEND A VILLAGE MEETING BUT REQUIRE AUXILIARY AID SUCH AS A SIGN LANGUAGE INTERPRETER, PLEASE CALL (847) 459-2600 AT LEAST 72 HOURS PRIOR TO THE MEETING.

**Public Hearing Information
Wheeling Plan Commission Meeting
February 23, 2017
(Attachment to Agenda)**

2016-24A&B Edward Chrzastowski, contract purchaser, seeking the following actions in order to facilitate the development of a parking lot at 300 S. Milwaukee Avenue, a vacant property that is zoned B-3 General Commercial and Office District:

- 2016-24A** A variation from Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19.06 Commercial Districts, Section 19.060.040 B-3 General Commercial and Office District, Section E Setbacks, Size & Height Restrictions, and associated sections to reduce the required parking lot side setbacks; and
- 2016-24B** A variation from Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19.11 General Development Standards, Section 19.11.010 Off-Street Parking and Loading, Subsection C Screening for Off-Street Parking Areas, to eliminate the six-foot screen required between the proposed parking lot and the adjoining residential property.

REQUEST FOR PLAN COMMISSION ACTION
STAFF PROJECT REVIEW

TO: Chairperson Ruffatto and Members of the
Wheeling Plan Commission

FROM: Andrew C. Jennings, Director of Community Development
Brooke A. Jones, Senior Planner

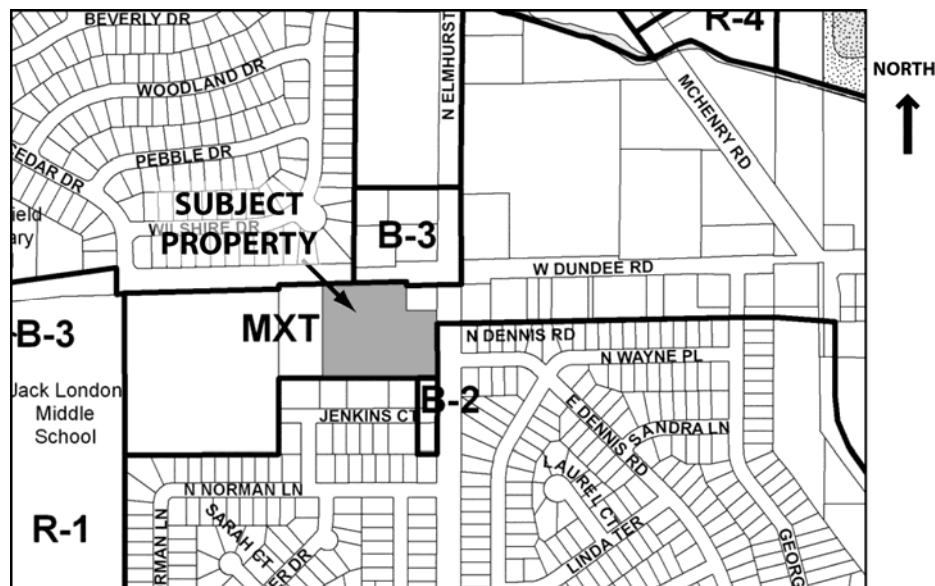
RE: **Docket No. SCBA 17-7**
Dundee Hot Dogs
849 W. Dundee Road
Appearance Approval of a Wall Sign

DATE OF REPORT: February 9, 2017

DATE OF MEETING: February 23, 2017

PROJECT OVERVIEW: The petitioner is seeking appearance approval of a wall sign for a new restaurant.

LOCATION MAP:



GENERAL PROPERTY INFORMATION

<u>Applicant Name:</u>	Rainbow Signs
<u>Property Owner Name:</u>	Dunhurst Realty
<u>Common Property Address:</u>	849 W. Dundee Road
<u>Common Location:</u>	Located near the southwest corner of Elmhurst Road and Dundee Road, within Dunhurst Plaza.
<u>Neighboring Property Land Use(s):</u>	North: Commercial & Single-Family Residential West: Commercial

	South: Commercial & Single-Family Residential
	East: Commercial & Single-Family Residential
<u>Comprehensive Plan Designation:</u>	Transit Oriented Mixed Use
<u>Existing Use of Property:</u>	Restaurant
<u>Existing Property Zoning:</u>	MXT, Transit Oriented Mixed Use
<u>Previous Zoning Action for Unit:</u>	
Ordinance No. 1395, passed December 1, 1975, granted a special use for a restaurant business at 849 West Dundee Road.	

PROJECT DESCRIPTION

The petitioner is requesting appearance approval to install one internally-illuminated business identification wall sign for a new restaurant in Dunhurst Plaza.

SIGNAGE PLAN REVIEW

Sign Location: The proposed business identification sign will be located on the front façade, facing north to Dundee Road.

Sign Type and Size: The proposed sign is a total of 16.5 sq. ft. in size. The sign, which displays the business name, includes an internally illuminated channel letter sign and a small cabinet. The sign is mounted to a wireway painted to match the building façade. The sign has red letter faces with black trims and returns. The small cloud-shaped cabinet has a white background with black lettering. The unit has a frontage of 16 feet. The sign qualifies for a sign bonus because of the use of the graphic (cloud-shaped cabinet). The raceway will be painted to match the building façade.

The proposed sign meets the size requirements of the Sign Code.

STAFF REVIEW

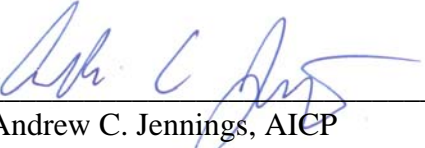
Impact on Adjacent Uses: No impact on adjacent uses is expected.

Staff Recommended Action: Staff recommends approval of the proposed wall sign.

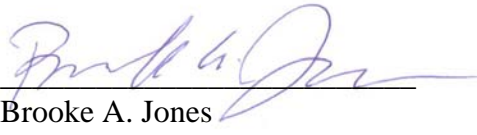
PROPOSED MOTION

If the Plan Commission finds that the petitioner has satisfied the requirements for appearance approval of the wall sign, an appropriate motion would be to:

Approve Docket No. SCBA 17-7 to permit installation of the wall sign in accordance with the sign drawings submitted February 9, 2017 by Rainbow Signs, on behalf of Dundee Hot Dogs located at 849 W. Dundee Road, Wheeling, Illinois;



Andrew C. Jennings, AICP
Director of Community Development



Brooke A. Jones
Senior Planner

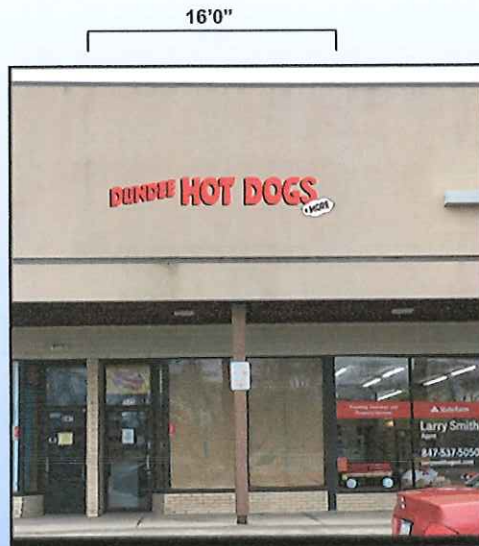
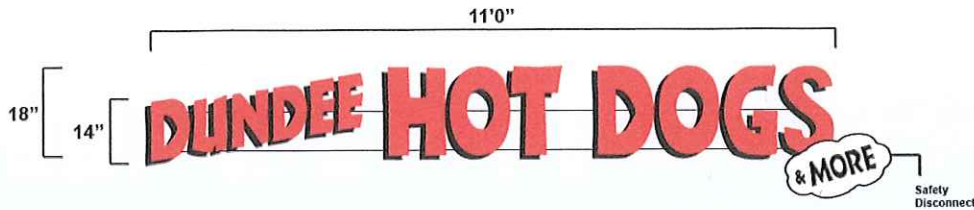
Attachments: [Photo of existing conditions \(staff\)](#)

 [Wall sign plans \(2 sheets\)](#)

Dundee Hot Dogs – 849 W. Dundee Road
Docket No. SCBA 17-7 (Appearance Approval of a Wall Sign)
Plan Commission Meeting – February 23, 2017



Existing conditions of front façade – looking north



2404 SPRING RIDGE DR.
SPRING GROVE, IL 60081
PHONE: 815-675-6750
FAX: 815-675-6832

Dundee Hot Dogs

Client

849 E. Dundee Road
Wheeling, IL

Location

Landlord

Cole

Designer

384792

Drawing

1-27-17

Date

X

Customer Approval

SIGN SPECIFICATIONS

TYPE: Individually Illuminated Channel Letters

MOUNT: Wireway .080 Aluminum Color To Match Fascia

PLEXIGLASS: 3/16" Acrylite Red & White On Cloud w/Black Film

TRIM: 1" Jewelite Black

RETURNS: 4"D .063 & .080 Aluminum Black

LIGHTING: Red & White LED

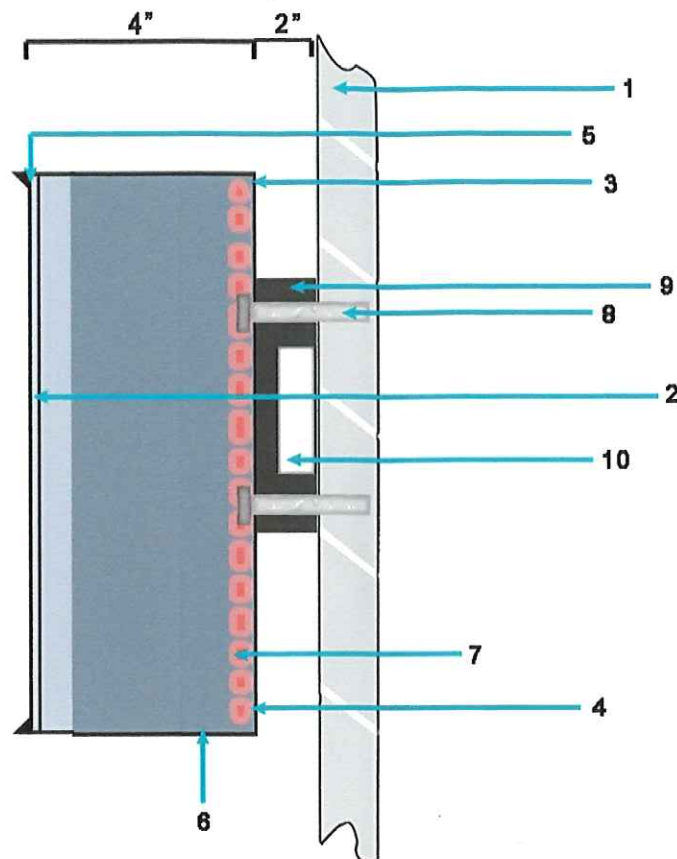
POWER SUPPLY: Low-Voltage LED

Square footage allowable 16 / used square footage (16)

ALL MOUNTS ARE CONCEALED & NON-CORROSIVE
ALL LETTERS ARE U.L. APPROVED

These plans are the exclusive property of Rainbow Signs Inc. and are the result of the original work of its employees. They are submitted to your company for the sole purpose of your consideration of whether to purchase these plans or to purchase from Rainbow Signs Inc. a sign manufactured according to these plans. Distribution or exhibition of these plans to anyone other than employees of your company, or use of these plans to construct a sign similar to the one embodied here in, is expressly forbidden. In the event that such exhibition occurs, Rainbow Signs Inc. expects to be reimbursed \$2,000 in compensation for time and effort entailed in creating these plans.

Exhibit received February 9, 2017



WIREWAY LETTER DETAIL

ITEM	DESCRIPTION
1	WALL SECTION
2	3/16" PLEXIGLASS
3	MIG-WELD CONSTRUCTION
4	0.80 ALUMINUM BACKS
5	1" TRIM CAP
6	0.63 ALUMINUM SIDES
7	L.E.D
8	1/4" THRU BOLTS
9	0.80 ALUMINUM WIRE WAY
10	LOW VOLTAGE TRANSFORMER

SERVICE = Low-Voltage LED Power Supply

RAINBOW SIGNS INC.

2404 Spring Ridge Drive, Spring Grove, IL 60081

Ph#:815-675-6750 Fax:815-675-6832

Exhibit received February 9, 2017

REQUEST FOR PLAN COMMISSION ACTION
STAFF PROJECT REVIEW

TO: Chairperson Ruffatto and Members of the
Wheeling Plan Commission

FROM: Andrew C. Jennings, Director of Community Development
Brooke A. Jones, Senior Planner

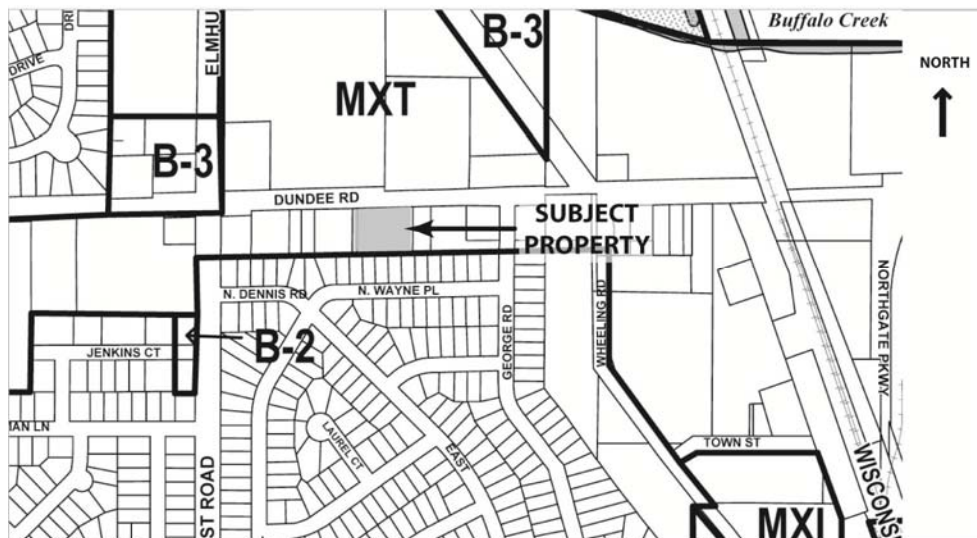
RE: **Docket No. SCBA 15-7**
Metro PCS
739 W. Dundee Road
Appearance Approval of a Wall Sign

DATE OF REPORT: February 15, 2017

DATE OF MEETING: February 23, 2017

PROJECT OVERVIEW: The petitioner is seeking appearance approval for a wall sign for a cell phone retail and service store.

LOCATION MAP:



GENERAL PROPERTY INFORMATION

<u>Applicant Name:</u>	Excel Sign
<u>Property Owner Name:</u>	Sun Im
<u>Common Property Address:</u>	739 W. Dundee Road
<u>Common Location:</u>	Located in the Gaslight Shopping Center, on Dundee Road between Wheeling Road and Elmhurst Road
<u>Neighboring Property Land Use(s):</u>	North: Commercial West: Commercial South: Commercial East: Commercial

Existing Use of Property:

Commercial – retail center

Existing Property Zoning:

MXT, Transit-oriented Mixed Use District

Previous Relevant Zoning Action at Subject Unit:

None.

PROJECT DESCRIPTION

The petitioner is requesting appearance approval to install one business identification wall sign for a new cell phone retail and service store.

SIGNAGE PLAN REVIEW

Sign Location: The proposed business identification sign will be located on the front façade, facing north to Dundee Road.

Sign Type and Size: An internally illuminated channel letter sign on a raceway is proposed. The proposed sign is a total of 17.92 sq. ft. in size. The raceway sign is the business name in stylized letters that are purple and orange. The store has a frontage of 17 feet. Each storefront is allowed a wall sign with a minimum of 20 sq. ft. Therefore, the proposed sign meets the size requirements of the Sign Code.

STAFF REVIEW

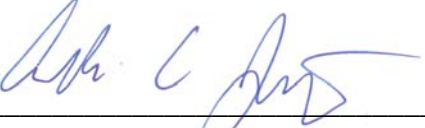
Impact on Adjacent Uses: No impact on adjacent uses is expected.

Staff Recommended Action: Staff recommends approval of the proposed wall sign.

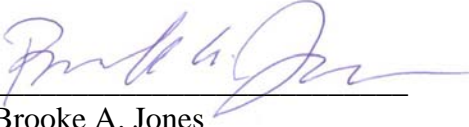
PROPOSED MOTION

If the Plan Commission finds that the petitioner has satisfied the requirements for appearance approval of the rear wall sign, an appropriate motion would be to:

Approve Docket No. SCBA 17-8 to permit the installation of a business identification wall sign in accordance with the sign drawings submitted February 13, 2017 by Excel Sign, on behalf of Metro PCS, located at 739 W. Dundee Road, Wheeling, Illinois



Andrew C. Jennings, AICP
Director of Community Development



Brooke A. Jones
Senior Planner

Attachments: [Photo of existing conditions](#)

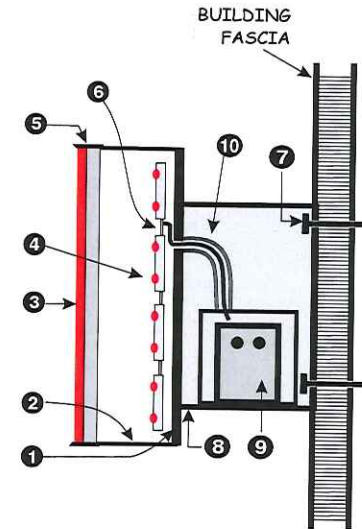
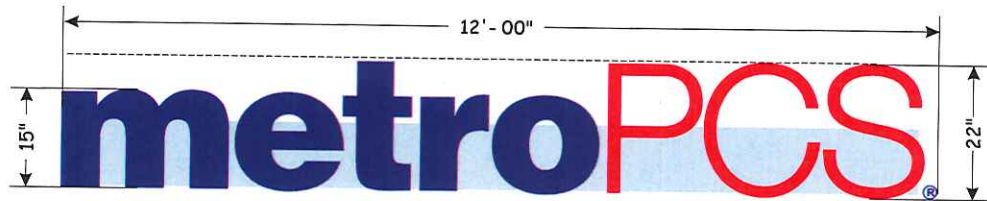
[Wall sign plan](#)

Metro PCS – 739 W. Dundee Road
Docket No. SCBA 17-8 (Appearance Approval of a Wall Sign)
Plan Commission Meeting – February 23, 2017



Existing conditions of front façade – looking north

Store Front Wall Sign - Channel Letters with Raceway



* WE USE ALL UL IN LISTED MATERIALS

CHANNEL LETTERS SPECIFICATIONS

1. .050 ALUMINUM BACKS
2. .040 ALUMINUM RETURN - WHITE
3. 3/16" ACRYLIC LETTERS FACES -
#2415 WHITE ON ARLON 5590-3412 PURPLE VINYL
ARLON 5590-311 ORANGE VINYL APPLIED
4. LED - SLOAN WHITE RED (UL)
5. 1" TRIM CAP RETAINER - WHITE
6. 18 GAUGE TYPE CL2 (UL)
7. 3" GALVANIZED TAGAR BOLT
8. .063 ALUMINUM WIREWAY BOX - MATCH THE
COLOR OF THE FASCIA
9. SLOAN LED TRANSFORMER (UL)
CLASS 2 OUTPUT 12V/60W
10. 3/8" STEEL FLEX CONDUCT (UL)
11. DEDICATED 20AMP BRANCH CIRCUIT

Exhibit received Feb. 13, 2017

metroPCS		
739 E. Dundee Rd., Wheeling, IL 60090		
SCALE : 0.3804" = 1' 00"		
EXCEL SIGN, INC.		
Phone : (847) 709-2000 Fax : (847) 709-2002 613 Estes Ave., Schaumburg, IL 60193		
Excel Sign JOB No. 217-02101-A	Engineer	Edward P.
Chicago Reg. No. B93061	Chicago Bond No. 6055488	UL E 214160

REQUEST FOR PLAN COMMISSION ACTION
STAFF PROJECT REVIEW

TO: Chairperson Ruffatto and Members of the
Wheeling Plan Commission

FROM: Andrew C. Jennings, Director of Community Development
Brooke A. Jones, Senior Planner

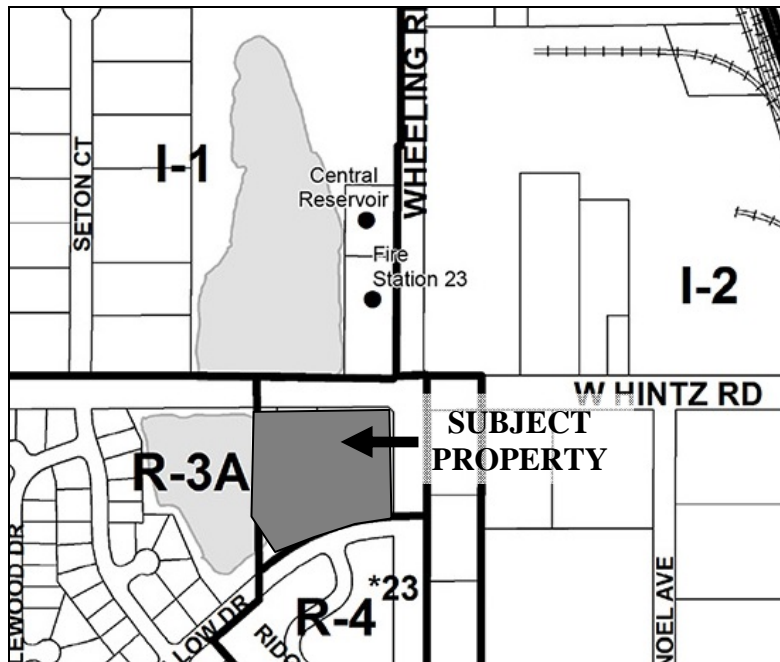
RE: **Docket No. SCBA 17-9**
Far Out
840 Wheeling Road
Appearance Approval of a Wall Sign

DATE OF REPORT: February 16, 2017

DATE OF MEETING: February 23, 2017

PROJECT OVERVIEW: The petitioner is seeking appearance approval of a wall sign for a new store.

LOCATION MAP:



GENERAL PROPERTY INFORMATION

<u>Applicant Name:</u>	Signs of Distinction
<u>Property Owner Name:</u>	SBC II REO LLC
<u>Common Property Address:</u>	840 Wheeling Road
<u>Common Location:</u>	Located at the southwest corner of Wheeling Road and Hintz Road, within First Colonial Commons.

Existing Use of Property:

Commercial - Retail

Existing Property Zoning:

B-3 General Commercial and Office District

Previous Zoning Action for Unit:

None.

PROJECT DESCRIPTION

The petitioner is requesting appearance approval to install one business identification wall sign for a new sporting goods retail outlet in First Colonial Commons.

SIGNAGE PLAN REVIEW

Sign Location: The proposed business identification sign will be located on the front façade, facing east to Wheeling Road.

Sign Type and Size: The proposed sign is an internally illuminated channel letter sign that directly wall mounted. The sign displays the business name in white faces with black returns and trim caps. The sign is 19.45 sq. ft. in size. The unit has a frontage of 20 feet. The proposed sign meets the size requirements of the Sign Code.

STAFF REVIEW

Impact on Adjacent Uses: No impact on adjacent uses is expected.

Staff Recommended Action: Staff recommends approval of the proposed wall sign.

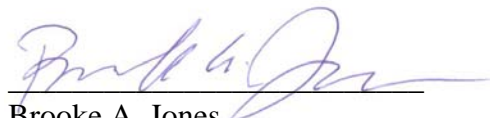
PROPOSED MOTION

If the Plan Commission finds that the petitioner has satisfied the requirements for appearance approval of the wall sign, an appropriate motion would be to:

Approve Docket No. SCBA 17-9 to permit installation of the wall sign in accordance with the sign drawings submitted February 14, 2017 by Signs of Distinction, on behalf of Far Out located at 840 Wheeling Road, Wheeling, Illinois.



Andrew C. Jennings, AICP
Director of Community Development



Brooke A. Jones
Senior Planner

Attachments: [Photo of existing conditions \(staff\)](#)

[Wall sign plans \(2 sheets\)](#)

Far Out – 840 Wheeling Road
Docket No. SCBA 17-9 (Appearance Approval of a Wall Sign)
Plan Commission Meeting – February 23, 2017



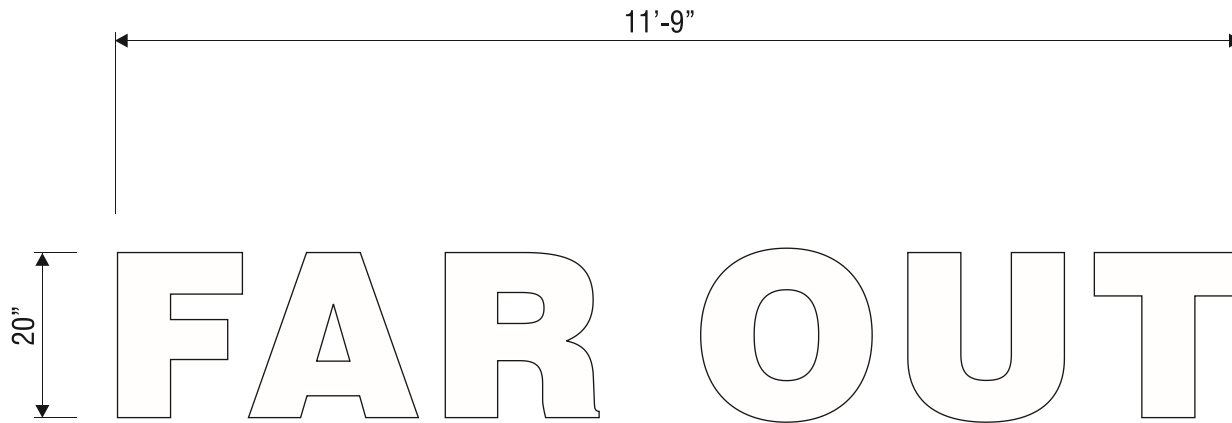
Existing conditions of front façade – looking west



FRONT ELEVATION - OPTION "B"

SCALE: 3/16"=1'-0"

<i>Signs of Distinction, Inc.</i> Exterior and Interior Signage	165 Wheeling Rd. Wheeling, IL 60090 847-520-0787	Display Description <div style="border: 2px solid red; padding: 5px; display: inline-block;">Exhibit received February 14, 2017</div>	Customer and Address FAR OUT 840 Wheeling Road Wheeling, IL 60090	Revision Notes R-1 R-1 R-1 R-1 Date: 2-7-17 Page Number: 3 of 4
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FRONT ELEVATION "OPTION - B" SCALE: 1/2" = 1'-0"

SCOPE OF WORK:

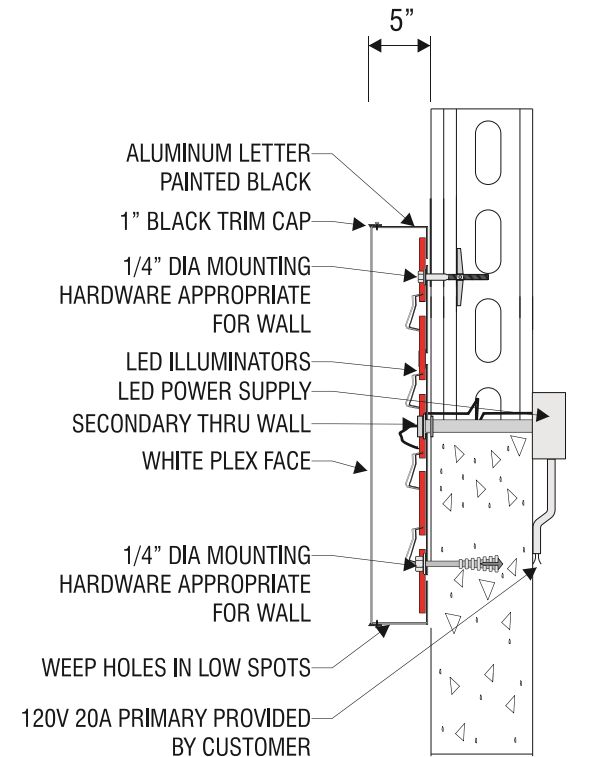
MANUFACTURE THE FOLLOWING ITEMS:

ONE SET OF CHANNEL LETTERS.

LETTER TO BE OF ALUMINUM CONSTRUCTION THE EXTERIOR TO BE BLACK AND INTERIOR WHITE.

FACES TO BE WHITE ACRYLIC WITH 1" BLACK TRIM CAP.

TO BE ILLUMINATED WITH LED FIXTURES AND THE POWER SUPPLIES TO BE REMOTE "MOUNTED WITH-IN THE BUILDING.



END VIEW "SKELETON"

<i>Signs of Distinction, Inc.</i> Exterior and Interior Signage	165 Wheeling Rd. Wheeling, IL 60090 847-520-0787	Display Discription <div style="border: 2px solid red; padding: 5px; display: inline-block;">Exhibit received February 14, 2017</div>	Customer and Address FAR OUT 840 Wheeling Road Wheeling, IL 60090	Revision Notes R-1 R-1 R-1 R-1 Date: 2-7-17 Page Number: 4 of 4
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REQUEST FOR PLAN COMMISSION ACTION
STAFF PROJECT REVIEW

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Wheeling Plan Commission

FROM: Andrew C. Jennings, Director of Community Development
Brooke A. Jones, Senior Planner

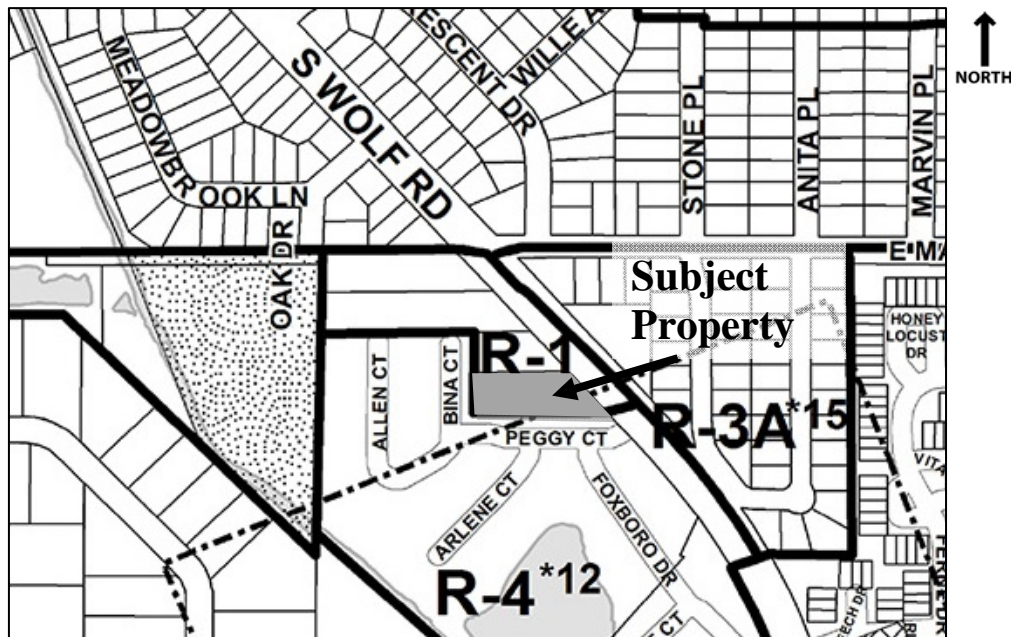
RE: **Docket No. SCBA 17-10**
Creaney Lots
500 S. Wolf Road
Appearance Approval of a Development Sign

DATE OF REPORT: February 16, 2017

DATE OF MEETING: February 23, 2017

PROJECT OVERVIEW: The petitioner is requesting appearance approval of a development sign for a speculative multi-family development.

LOCATION MAP:



GENERAL PROPERTY INFORMATION

<u>Applicant Name:</u>	Dan Creaney
<u>Property Owner Name:</u>	Sam Gustafson
<u>Common Property Address:</u>	500 S. Wolf Road
<u>Common Location:</u>	Located on the west side of Wolf Road, between Peggy Court and Manchester Drive.

Existing Use of Property:

Single-Family Residential

Existing Property Zoning:

R-1 Single-Family Residential District

DESCRIPTION OF PROPOSAL

A real estate broker is requesting appearance approval of a development sign advertising a possible multi-family zoning for a single-family property. Development of the site for multi-family would require a rezoning and site plan and appearance approval

SIGN PLAN REVIEW

Sign Location: The petitioner is requesting appearance approval for one development sign. The sign will be placed along Wolf Road, south of the existing driveway, with 10-foot setbacks.

Proposed Signage Size, Type and Materials: A 32 sq. ft. (4' x 8') v-type development sign is proposed. A 200 sq. ft. sign is permitted by the sign code.

Landscaping: No landscaping is proposed. There is a thick screen of trees and shrubs along the south property line of the subject property. There are also mature trees on site. The sign area is fairly shaded by the existing vegetation.

STAFF REVIEW

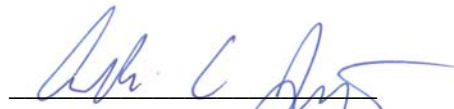
Impact on adjacent uses: No impact on adjacent uses is expected.

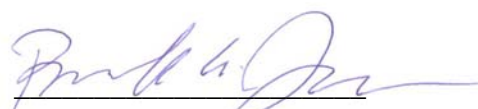
Staff Recommended Action: Staff recommends approval of the development sign.

PROPOSED MOTION

If the Plan Commission finds that the petitioner has satisfied the requirements for the granting of appearance approval of the development sign, an appropriate motion would be to:

Approve SCBA 16-18, granting appearance approval for a development sign as indicated in the sign plans submitted February 14, 2017, by Dan Creaney, for 500 Wolf Road, Wheeling, Illinois.


Andrew C. Jennings, AICP
Director of Community Development


Brooke A. Jones
Senior Planner

Attachments: [Photo of existing conditions \(staff\)](#)

[Sign plans \(5 sheets\)](#)

Creaney Lots – 500 S. Wolf Road

Docket No. SCBA 17-10 (Appearance Approval of a Development Sign)

Plan Commission Meeting – February 23, 2017



Existing conditions of proposed sign area – looking west

500 South WOLF

Online Design Attached-c139116-Print as shown

A real estate sign with a red and blue background. The left side is red with a white border, and the right side is blue. The text is in white and red.

**2.35
ACRES
+/-**

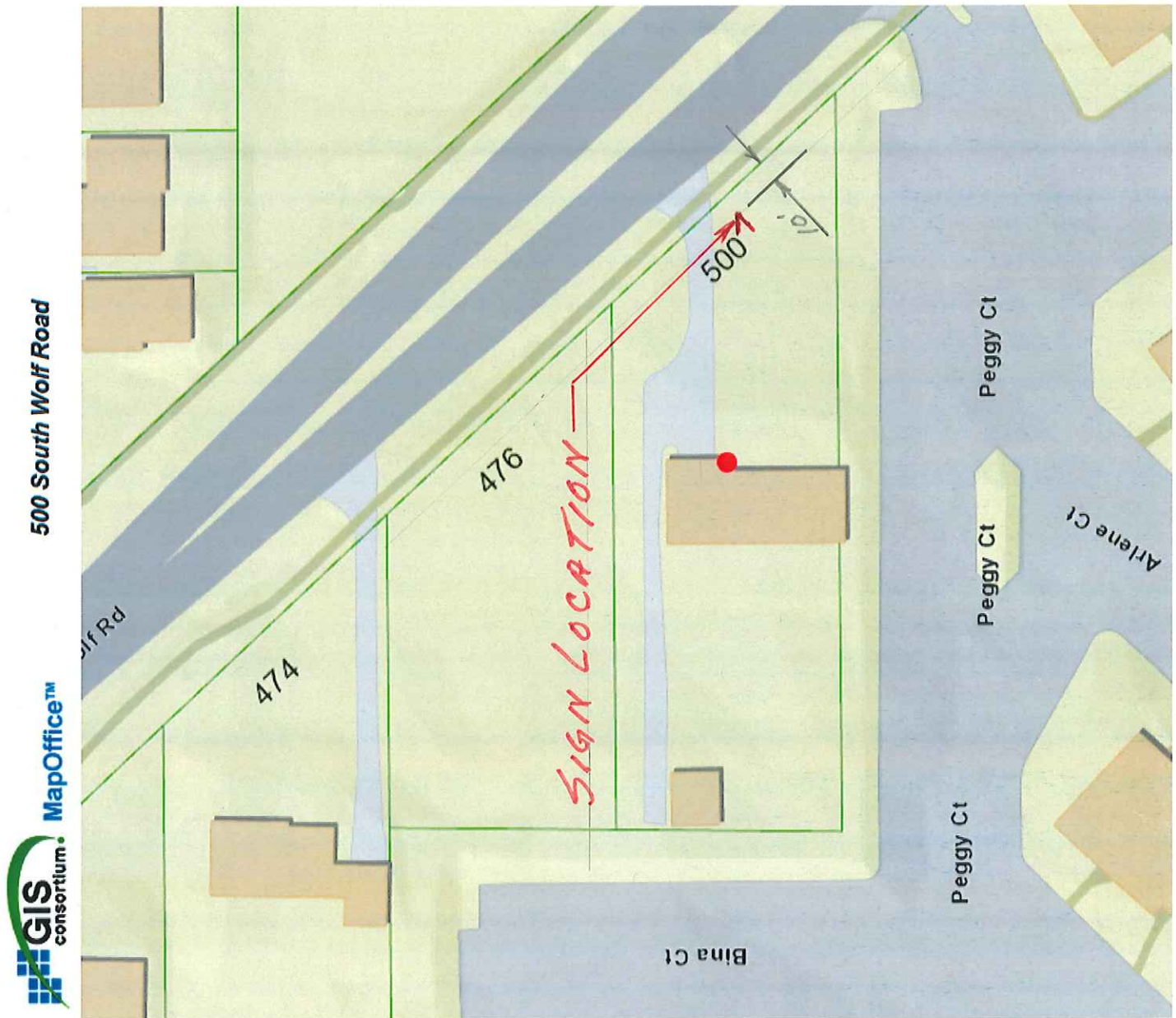
FOR SALE
**POSSIBLE R-4
MULTI-FAMILY**
DAN CREANEY, BROKER
847-736-2407

Exhibit received Feb. 14, 2017

SI

500 SOUTH WOLF

Exhibit received Feb. 14, 2017



INSTALLATION GUIDE

ARROW POST KIT

Contents (2) long 1.5" tracks (2) short 1.5" tracks (1) 4" center post (2) 3.5" back posts
(8) long screws (16) short screws, note only 12 needed on 4' signs (3) flat caps

Tools Screwdriver or Screw Gun, Shovel or Post Hole Digger

Assemble Sign and Post kit

Step 1 - Locate the longer set of 1.5" tracks. Slide the tracks on the top and bottom of the 1st sign, making sure the screw holes in the tracks are facing the back side of the sign.

Step 2 - Locate the Center 4" vertical post, this post has routed holes on two sides. Lay the post on the ground with one side with the holes facing up. Insert the center support pin in the small oval routed hole. Grab the 1st sign/tracks making sure the front of the sign faces the outside of the 90 degree angle based on where the routed holes are on the vertical post. Slide them into the routed holes, making sure the center support pin slides into one of the flutes in the sign. Push the tracks all the way in so they hit the back wall of the vertical post. Screw in place using 2 large screws. Lay the sign down so the face of the sign is on the ground.

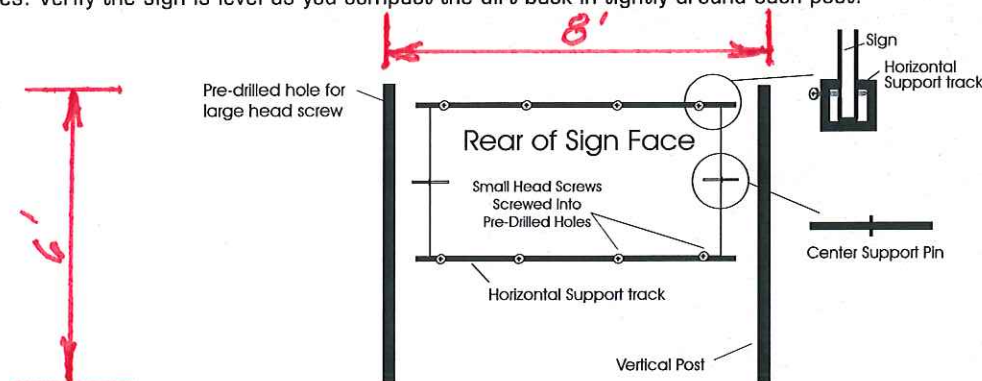
Step 3 - Grab one of the 3.5" vertical post. Insert the center support pin. Slide onto the other side of the 1st sign/tracks making sure the center support pin is in place. Pull post in tight, making sure sign is flush with the post. Screw in place with 2 large screws.

Step 4 - Locate the short set of 1.5" tracks. Slide the tracks on the top and bottom of the 2nd sign, making sure the screw holes in the tracks are facing the back side of the sign. Insert the center support pin into the 2nd side of the center vertical 4" post. Slide 2nd sign/tracks into the routed holes in the center post, making sure the pin is in place and the sign faces the outside of the 90 degree angle. Slide tracks in as far as possible. Screw into place using 2 large screws.

Step 5 - Flip the assembled sign/frame so the 2nd sign face is now flat on the ground. Grab the remaining 3.5" post, insert the center support pin. Slide the post onto the tracks, making sure the pin is in place. Pull post in tight, making sure sign is flush with post, screw in place with 2 large screws.

Step 6 - Screw sign to tracks using the small screws. Make sure to screw both top and bottom tracks. Flip assembled sign back so the 1st sign face is on the ground. Screw sign to tracks on the 1st sign.

Step 7 - Stand the assembled sign up on it's feet. Position in the desired installation location. Mark the spot where the posts are located so you know where to dig the holes. Lay the sign down on the ground on it's back, so the point of the arrow faces the sky. Dig the holes 18" - 24" deep. Place the caps on the top of the 3 posts. Flip the sign back up on it's feet and insert the posts into the holes. Verify the sign is level as you compact the dirt back in tightly around each post.



Warning: Wear safety equipment including leather gloves and eye protection. Due care should be taken to avoid blocking visibility, pathways etc. Consult the proper authorities prior to installing the sign to insure there are no underground hazards, obstacles, utilities, pipes, etc.. There may be local regulations regarding the use of these signs.

Exhibit received Feb. 14, 2017

500 SOUTH WOLF

Arrow Post Kit



1. Holds 2 single sided signs in a V shape (90° angle)
2. 8' vertical posts
3. Installs in the ground or over T-posts (T-post/fence post 4' to 5' not sold by 1-800-The-Sign)

*Signs must be ordered in multiples of 2 when selecting the Arrow Post Kit.

Flat Cap



All post kits come with flat caps. Gothic caps are available as an upgrade.

Gothic Cap



Arrow Post Kit [Select](#)

Arrow Post Kit with Gothic Caps [Select](#)

[Click here for Installation Details](#)

Note: Qty discounts apply to duplicate signs only.

Exhibit received Feb. 14, 2017

500 SOUTH WOLF

4'x8' Sign

Sign Details

10 Mil - Approx. 1/2" thick rigid signboard. The signboard is a heavy gauge engineered corrugated plastic, with a two year outdoor life. It is a good replacement for plywood and is opaque.

4 mil - Approx. 1/4" thick signboard, commonly called corrugated plastic. This material has a one year outdoor life and can appear slightly translucent in direct sunlight.

The sign is scored and folded to ship via UPS in a 2'x4' box. The scoring method maintains the unity and rigidity of the sign by creating a unique hinge that is remarkably durable.

Simply take the sign out of the box and return it to the original position. The sign can then be installed in either one of our PVC Post Kits, your own post kit, or mounted to an existing structure.

Sign Installation



Exhibit received Feb. 14, 2017

REQUEST FOR PLAN COMMISSION ACTION
STAFF PROJECT REVIEW

TO: Chairperson Ruffatto and Members of the
Wheeling Plan Commission

FROM: Andrew C. Jennings, Director of Community Development
Brooke A. Jones, Senior Planner

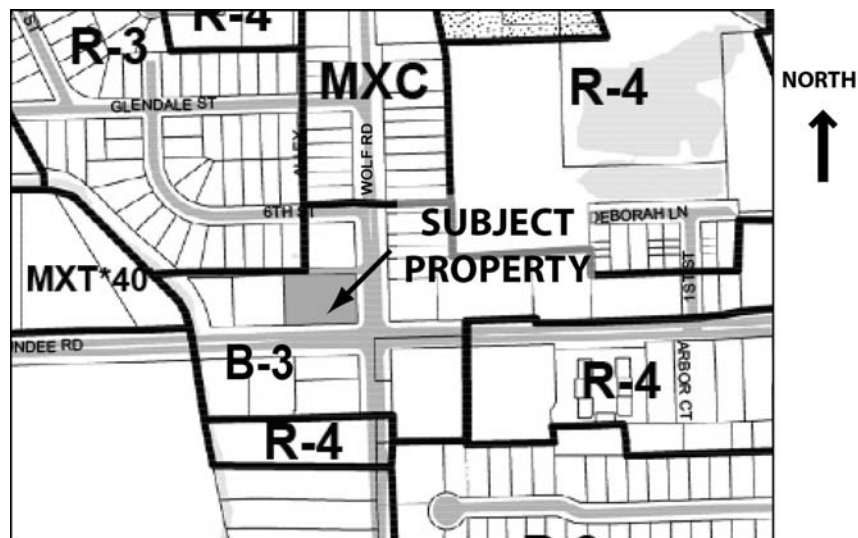
RE: **Docket No. SCBA 17-6**
La Baguette
20 W. Dundee Road
Appearance Approval of a Wall Sign

DATE OF REPORT: February 15, 2017

DATE OF MEETING: February 23, 2017

PROJECT OVERVIEW: The petitioner is seeking appearance approval of a wall sign for an existing bakery. This item was tabled on January 26, 2017.

LOCATION MAP:



GENERAL PROPERTY INFORMATION

<u>Applicant Name:</u>	Only Signs
<u>Property Owner:</u>	Gust Tourlis
<u>Common Property Address:</u>	20 W. Dundee Road
<u>Common Location:</u>	Located at the northwest intersection of Dundee Road and Wolf Road within the Center Plaza Shopping Center.
<u>Existing Use of Property:</u>	Commercial

Existing Property Zoning:

B-3 General Commercial and Office District

Previous Zoning Action at Subject Unit:

None.

PROJECT DESCRIPTION

The petitioner, a bakery, is requesting appearance approval for a business identification wall sign.

SIGNAGE PLAN REVIEW

Sign Location: One wall sign is proposed above the storefront windows and door on the south façade, which faces Dundee Road.

Sign Type and Size: The proposed sign is an internally illuminated channel letter sign on a raceway. The sign consists of the word “Bakery” and has white faces with black returns and caps. The sign is 17.7 sq. ft. The unit frontage is 20 feet in length. Therefore, the proposed sign meets the size requirements of the Sign Code.

STAFF REVIEW

Impact on Adjacent Uses: No impact on adjacent uses is expected.

Staff Recommended Action: Staff recommends approval of the proposed wall sign.


PROPOSED MOTION

If the Plan Commission finds that the petitioner has satisfied the requirements for appearance approval of the wall sign, an appropriate motion would be to:

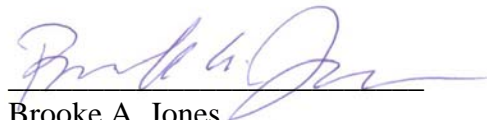
Approve Docket No. SCBA 17-6 to permit installation of the wall sign in accordance with the sign drawings (4 sheets) submitted January 20, 2017 by La Baguette located at 20 W. Dundee Road, Wheeling, Illinois;

And subject to the following condition of approval:

1. That the raceway be painted to match the façade.



Andrew C. Jennings, AICP
Director of Community Development



Brooke A. Jones
Senior Planner

Attachment: [Photos of existing conditions \(staff\)](#)

[Wall sign plans](#)

La Baguette – 20 W. Dundee Road
Docket No. SCBA 17-6 (Appearance Approval of a Wall Sign)
Plan Commission Meeting – February 23, 2017



Existing conditions of front façade – looking north

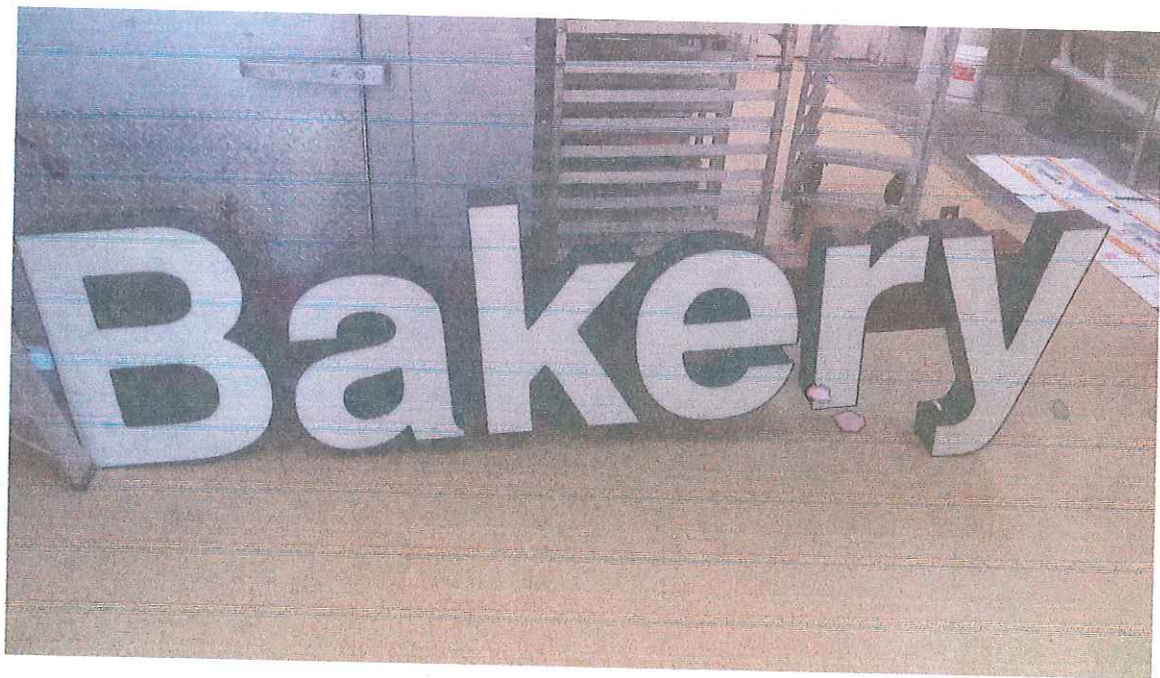
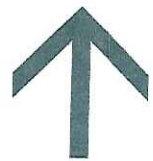


Exhibit received Jan. 20, 2017



25 inch



Bakery



8.5 Ft

3.5" aluminum return

3/16 Acrylic back

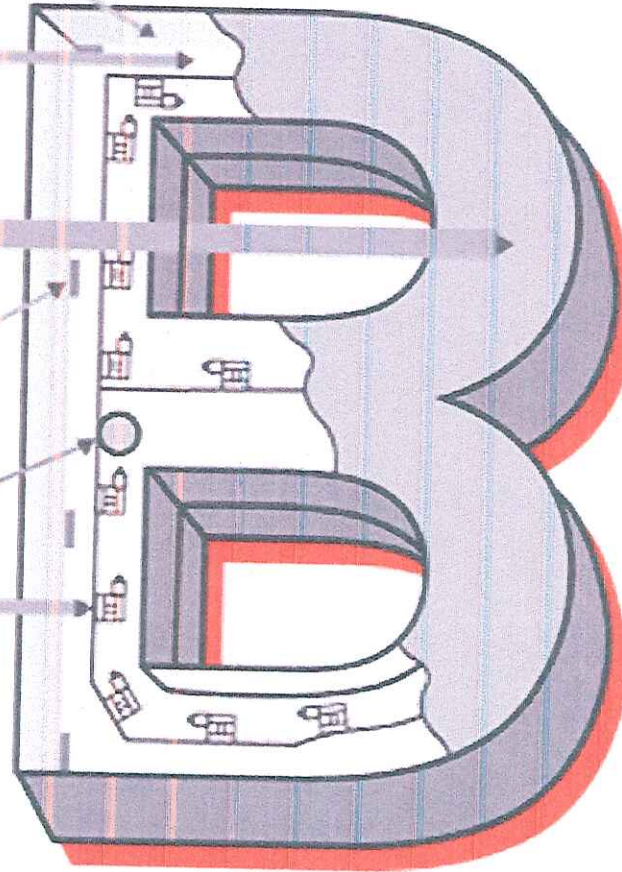
3/16 Acrylic face

Clip attachment

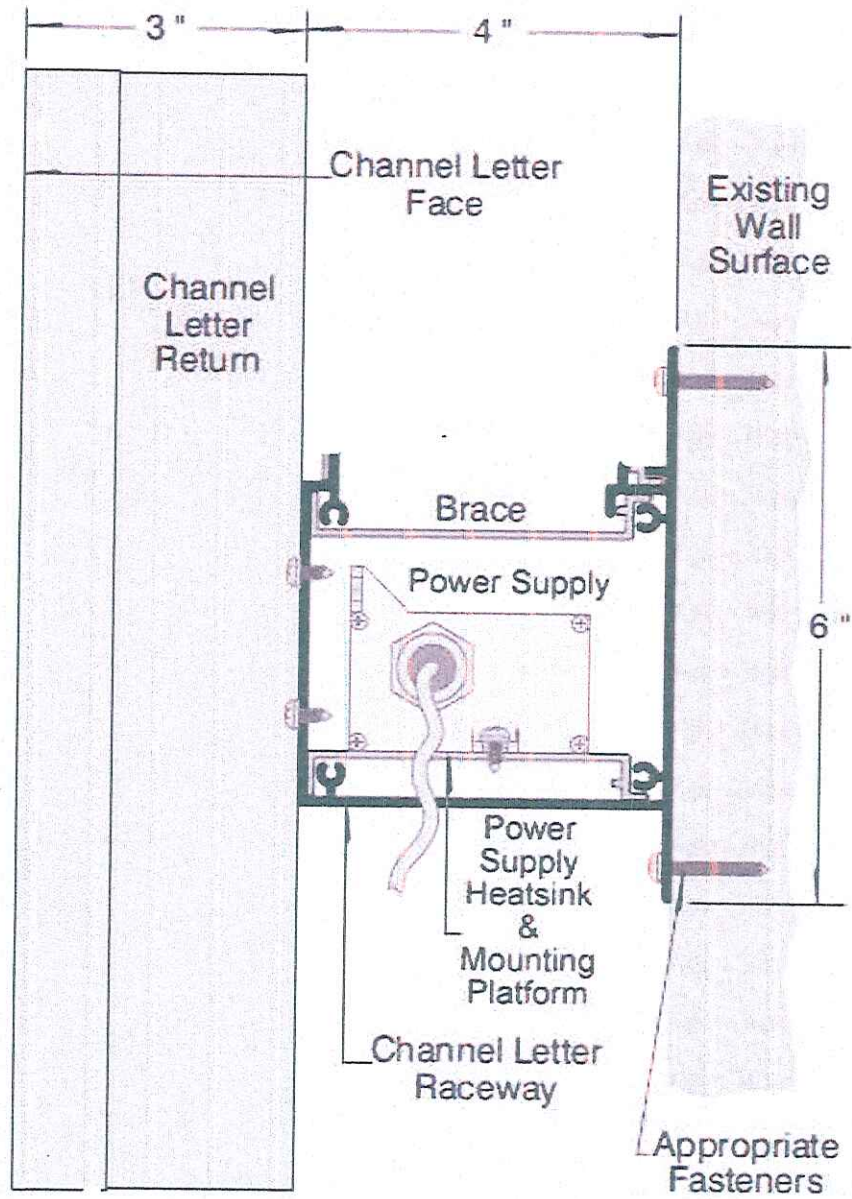
Sealtite connector

LED illumination

LED Power supply @
120V



Channel Letter Raceway Detail



1. CALL TO ORDER

Chairman Ruffatto called the meeting to order at 6:30 p.m. on Thursday, January 26, 2017.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

Present were Commissioners Dorband, Issakoo, Johnson, Powers, Ruffatto and Zangara. Commissioner Blinova was absent with prior notice. Also present were Brooke Jones, Senior Planner, Mallory Milluzzi, Village Attorney, Ron Antor, Fire Inspector, Kyle Goetzelmann, Civil Engineer and Mark Janeck, Public Works Director.

4. CHANGES TO THE AGENDA - None

5. CITIZEN CONCERNS AND COMMENTS

Mr. Thomas Gloger, 104 Lynn Lane, Wheeling, IL came forward. He lives across the street from the east side of the 1075 Chaddick Drive property. He expressed concern about the amount of noise and truck exhaust a manufacturing plant might produce. He referred to the road that points on Dean and mentioned it was 15' wide and questioned if there would be enough room between the fence and Dean for snow plowing operations. He questioned who would maintain the area. He mentioned there were currently branches that overhang the pavement. He also expressed concern about any odor.

6. CONSENT ITEMS

- A) Docket No. SCBA 17-1
N-Jet
755 Sumac Road
Appearance Approval of a Wall Sign
- B) Docket No. SCBA 17-2
Medtec Senior Center
43 W. Dundee Road
Appearance Approval of Wall & Freestanding Signs
- C) Docket No. SCBA 17-3
Dehan Home Medical Equipment & Supplies

43 W. Dundee Road
Appearance Approval of a Wall Sign

D) Docket No. SCBA 17-4
 Siding-1 Window-1 Exteriors
 322 N. Milwaukee Avenue
 Appearance Approval of a Freestanding Sign

E) Docket No. SCBA 17-5
 Copart
 110 E. Palatine Road
 Appearance Approval of a Wall Sign

Commissioner Dorband moved, seconded by Commissioner Johnson to approve the following consent items

Approve Docket No. SCBA 17-1 to permit installation of the wall sign in accordance with the sign drawing submitted December 20, 2016 by NJet, located at 755 Sumac Road, Wheeling, Illinois;

Approve Docket No. SCBA 17-2 to grant appearance approval for the proposed freestanding and wall signs in accordance with the following exhibits submitted December 22, 2016 (except as noted) by Fastsigns of Northbrook on behalf of Medtec Senior Center, located at 43 W. Dundee Road, Wheeling, Illinois:

- Wall sign plans (2 sheets), and
- Freestanding sign plan (4 sheets), and
- Landscape Plan (1.06.2017).

And Approve Docket No. SCBA 17-3 to grant appearance approval for the proposed wall sign in accordance with the sign plan submitted December 22, 2016 by Fastsigns of Northbrook on behalf of Dehan Home Medical Equipment & Supplies, located at 43 W. Dundee Road, Wheeling, Illinois.

Approve Docket No. SCBA 17-4 to permit the modification to the existing freestanding sign in accordance with the following plans submitted by Saturn Signs on December 14, 2016 (except as noted), for Siding 1 Windows 1 at 322 N. Milwaukee Avenue, Wheeling, Illinois:

- Sign Plan
- Landscape Plans (2 sheets) January 11, 2017, and
- Approved site plan per Docket No. PC 15-9.

Approve Docket No. SCBA 17-5 to grant appearance approval for the proposed wall sign in accordance with the plans (2 sheets) submitted January 19, 2017 by Bright Light Signs on behalf of Copart, located at 110 E. Palatine Road, Wheeling, Illinois.

On the roll call, the vote was as follows:

AYES: Commissioners Dorband, Issakoo, Johnson, Powers, Ruffatto, Zangara
NAYS: None
ABSENT: Commissioner Blinova
PRESENT: None
ABSTAIN: None

There being six affirmative votes, the motion was approved.

7. ITEMS FOR REVIEW

- A)** Docket No. SCBA 17-6
 La Baguette
 20 W. Dundee Road
 Appearance Approval of a Wall Sign

The petitioner was not present at the meeting. The item was tabled.

- B)** Docket No. PC 17-2
 Boston Fish Market
 412 N. Milwaukee Avenue
 Minor Site Plan and Appearance Approval of Modifications to a Patio Wall

Mr. Simon Batistich, Architect, 475 South Frontage Road, Burr Ridge, IL was present.

Mr. Batistich mentioned the brick veneer on the exterior wall at the old Peter Miller property was coming apart. They are changing it to a stone veneer (Wisconsin Landing Stone). A sample was provided at the meeting. The stone will run throughout the courtyard walls and on the building. They are not changing the shape or size of the wall.

Mr. Batistich explained they would return at a later date with the changes to the building.

Commissioner Johnson questioned if the veneer would be used on the inside and outside. Mr. Batistich explained it was all being replaced.

Commissioner Powers thanked the petitioner for making the change.

Commissioner Issakoo thinks it will look nice. He questioned if it was the same Boston Fish Market as in Des Plaines. Mr. Batistich confirmed it was the same restaurant.

Commissioner Zangara thought it looked great.

Commissioner Powers moved, seconded by Commissioner Issakoo to approve Docket No. PC 17-2 minor site plan and appearance approval of patio wall modifications as shown on the following exhibits submitted January 24, 2017 for Boston Fish Market, located at 412 N. Milwaukee Avenue, Wheeling Illinois:

- Photo of proposed stone veneer and
- Patio wall elevation plan.

On the roll call, the vote was as follows:

AYES: Commissioners Dorband, Issakoo, Johnson, Powers, Ruffatto, Zangara
NAYS: None
ABSENT: Commissioner Blinova
PRESENT: None
ABSTAIN: None

There being six affirmative votes, the motion was approved.

- C)** Docket Nos. 2016-24A&B and PC 16-18 (Continued from December 1, 2016 hearing without discussion)
Parking Lot
300 S. Milwaukee Avenue
(2016-24A) Variation from Title 19, Zoning, Related to Parking Setback
(2016-24B) Variation from Title 19, Zoning, Related to Screening
(PC 16-18) Site Plan and Appearance Approval of a Parking Lot

See Findings of Fact and Recommendation for Docket No. 2016-24 A&B and PC 16-18.

Commissioner Powers moved, seconded by Commissioner Zangara to continue Docket No. 2016-24 & PC 16-18 to February 23, 2017. The motion was approved by a voice vote.

On the roll call, the vote was as follows:

AYES: Commissioners Dorband, Issakoo, Johnson, Powers, Ruffatto, Zangara
NAYS: None
ABSENT: Commissioner Blinova
PRESENT: None
ABSTAIN: None

There being six affirmative votes, the motion was approved.

The Commission took a break at 7:52 p.m. and reconvened at 7:58 p.m.

- D)** Docket No. PC 17-1
Chaddick SG LLC
1075 Chaddick Drive
Site Plan and Appearance Approval of a Warehouse Development

Mr. Patrick Kilmer, Attorney, 33 North LaSalle Street, Chicago, IL was present. He reported that Chaddick SG LLC was seeking site plan approval and building appearance approval to construct a brand new approximately 83,000 square foot building at 1075 Chaddick Drive. This would replace

an existing building that had been vacant for more than six years. The existing building is 12,932 square feet, so it would be a substantial increase.

Cary Goldman, Sitex Group, 9525 West Bryn Mawr, Rosemont. Mr. Goldman reported that Sitex Group was founded in 2002 and they specialize in redeveloping industrial buildings and developing industrial buildings. They typically try to take underutilized and functionally obsolete properties and turn them into buildings that could be used as corporations typically for distribution assembly and manufacturing uses. They have done a couple of projects in Wheeling in the past. They redeveloped properties at 464 Northgate and 301 Holbrook. The proposed site was used in the past as a truck terminal. The existing truck terminal is functionally obsolete and completely dilapidated. The parking lot is cracked up with weeds and grass growing through it. It has been an abandoned unsightly property. Their goal is to buy the site from ABF. They are currently under contract to purchase the site subject to site plan approval. They designed an 83,755 square foot industrial building. Their goal is to build a modern industrial facility that is 30' clear in height for likely a distribution user. There are 10 exterior docks that would be in the rear of the building facing east. They believe the building divides easily into a two tenant building. They would probably not consider a three tenant building so the likelihood is that it would be a single user or two tenants in the building. They have chosen to use the precast design which is a common material used. There are some nice architectural features and reveal patterned glass and they made the building well lit. They will change the landscaping. They are trying to retain tenants that might already be in Wheeling. Since they feel the location is excellent based on where labor comes from and is still a very popular community to conduct this type of business. They think the project will be very successful and a very attractive building addition to the park.

Mr. Goldman referred to the public comment made earlier this evening and wanted to address some of the concerns. They want to be good strong corporate citizens so the residential adjacent to the property is a concern to them. They want to make it as easy for them as possible. They have looked at putting an 8' fence which is currently an unsightly slatted fence with scrub vegetation. Their goal is to put an 8' wood fence with steel posts. They also plan to remove all of the scrub vegetation and adding vegetation of some Maples, Elms and Spruce. They anticipate the trees would grow to about 25-30' and would be full in the summertime. With the 8' fence, the angle and site line standing along Dean would be mitigated. The building would be more attractive than any building on the street in the area. They are not asking for any variances. It most likely will be a distribution type tenant but there is a possibility it could be a manufacturing. The proposed type of building usually doesn't attract heavy manufacturers that might create smells or noise. It is a speculative development so they don't know who the tenant would be but they will market it widely. They may be able to accommodate a current Wheeling resident and keep their employees in town or could grab a company from a neighboring community and bring jobs to Wheeling.

Mr. Goldman referred to the concern of noise. He mentioned there were many industrial buildings on the street and many will have significantly higher truck counts than a building with 10 docks. He met with a potential prospect that is currently located in Buffalo Grove and they would have usually 2-4 trucks per day using the entire building. Typically a building like the proposed is for companies who have significantly less truck traffic and just normal distribution.

Mr. Goldman referred to the snow removal. They will maintain the landscaping and fence on their

property and anything off their property is out of their control. He is unsure how the snow removal currently works on Dean.

Mr. Goldman referred to the concern of exhaust and feels the truck counts would be kept at a reasonable number. The IEPA and emissions is regulated and they don't expect there to be an unusual amount of fumes or odors that would be dangerous to the public.

Mr. Goldman stated the street is zoned I-3 and he doesn't think anyone would develop the site in an industrial park and not build a modern industrial building. They are building within the codes and he thinks they are designing a very attractive building that should add to the neighborhood and would be a very minor nuisance to the residents that live nearby. They have been very thoughtful about their photometric plan and how much light bleeds over into Dean and then into the homes. It is very minimal lighting that's going to bleed over.

Mr. Harlan Stoa, Project Architect, Harris Architects, 4801 Emerson Avenue, Palatine, IL was present. Mr. Stoa explained the property was set up with parking and drives all around so there is Fire Department access around the building. The building is oriented toward Chaddick with two corners facing Chaddick that are set up to be offices if this becomes two tenants. Trucks will enter from the south side of the building and go around to the back of the building. All of the truck operations are on the east side and is screened off from Dean Avenue by the 8' fence. The building is insulated pre-cast concrete with 30' clear height. They used some color variations and casting reveals to put some interest and make it more attractive. Color samples were provided. The entrances are accentuated with the access colors of the dark blues, arches and higher glass curtain wall at the corners. The entrance areas are recessed back from the main face to provide more interest. There is an area in the middle of the west face that is a false entrance that breaks up the long wall on the west side. The area in the back between the dock doors allows for trash enclosures with cedar fencing around it. A detailed of the screen fence is included on the site plan. The number of parking stalls allows them to have up to 5,000 square feet of office which would be plenty of office. If a tenant needed more office and required more parking than showed there would be a possibility to add additional parking in the dock area. There are 99 parking stalls.

Mr. Brett Duffy, Spaceco Inc., 9575 W. Higgins Road, Rosemont was present. Mr. Duffy referred to the two points of access to the site, one on the north end and one on the south end. The trucks will primarily enter on the south end. The site was also designed to accommodate a fire truck. The truck turn movements were provided in the packet. The Fire Department's comments to the petitioner were that the access and maneuverability were adequate for the site. He confirmed they would be in compliance with the storm water management ordinance for the property. They will address the comments from the Village's Engineering and Fire Department when they return for final engineering and permitting.

Mr. Ryan Battistoni, Sitex Group, 9525 W. Bryn Mawr Avenue, Rosemont was present. He oversees the operations for Sitex Group. He reported that being good corporate citizens was a focal point of theirs from inception. They have gone through analysis and review as to how to best shield and block the property from the neighboring residents. He reported they were looking to install a board and batten cedar wooden fence. There are no holes that come with age of the wood with this type of fence. It will be a solid barrier. They are proposing steel galvanized piping for the structure

component which will give it more of a long term structure. He referred to the southeast corner where they are proposing a variety of Maple trees that are fast growing. On the northeast side, they are planting Elm trees that are slower growing but will fill in nice and thick. Adjacent to the dock areas, they are proposing a Black Hill Spruce which is an evergreen that will provide at maturity a visible barrier to the site. They have provided the landscape plan including the plant list. Along Chaddick Drive, they proposed adding a variety of hardwood and softwood trees which will create somewhat of a barrier along Chaddick for the building but will also be aesthetically pleasing to the street. There are existing mature trees along the street which they will try and save but their architect has extreme concerns through the excavation and work done on site that they could be impacted by root compaction and the trees would die off in the future. They are planning to irrigate all of the turf areas around the building and all of the green space in between the building and parking lot. It will be a zoned irrigation system with a timer and will ensure that the green space around the building is adequately watered in drought situations. They had a photometric study done of the building. They are not looking to cast light all along the parking lot. They are using flat LED fixtures that would be building mounted with zero degree tilt so they will shine directly down. The fixtures also have a filter that casts the light to the left and right of the fixture and also back against the building that then reflects down. They are not proposing any pole mounted lighting along the east exposure. They have more than enough adequate light for security as well as operations within the yard. There is .1 foot candle at the street without the 8' fence.

Commissioner Powers asked for details about the trash enclosures. Mr. Stoa explained the dock doors were 24' on center and typically the dock space is about 12' which leaves a space of 12' of open space between the dock doors. The 12' is where they propose the trash enclosures. There are two spots on the site plan up against the building, one at the north and one at the south.

Commissioner Powers noticed the proposed trees were 2.5" caliper and referred to the Code which requires 3". Mr. Battistoni agreed to meet the minimum Code.

Commissioner Powers questioned if it would be possible to shade the landscape plan to show the irrigation. Mr. Goldman agreed to designate it on the landscape plan before the Village Board meeting.

In reply to Commissioner Powers' question, Mr. Stoa confirmed the downspouts would be internal. The scuppers would be external.

In reply to Commissioner Powers' question, Mr. Goldman confirmed the HVAC units would likely be above the office areas in the corners and closest to the west side of the property. He confirmed they would follow any screening guidelines required.

Commissioner Powers questioned the requirement for bike racks. Ms. Jones explained the parking could either be inside the building or they could add bike racks outside. Mr. Goldman suggested in the corner of the east elevation. He also mentioned it would be easy to also bring bikes inside.

Commissioner Powers felt it would be a very nice looking building.

Commissioner Dorband asked about the plans for a public sidewalk. Ms. Jones explained that a

sidewalk was technically not required at this time. Sidewalks are required when a new subdivision is proposed but this is a redevelopment of an existing site so it is not required per code. It is up to the Plan Commission to make the determination if a sidewalk would be a beneficial addition to the project. Ms. Jones referred to the sidewalk plan that is part of the active transportation plan that was added to the Comprehensive Plan. There is a sidewalk plan that designates the west side of Chaddick across the street as a low priority sidewalk area. This side of the street is not designated. Commissioner Dorband is in favor of sidewalks throughout the area but noted it's not required. Chairman Ruffatto mentioned the capital plan for the Village to install sidewalks was on the west side but it didn't necessarily mean they can't have sidewalks on the east side. There is no priority for the Village to do it. Commissioner Dorband doesn't want to have a sidewalk that leads to nowhere. Mr. Goldman explained in his experience the sidewalks wouldn't be used very much. Chairman Ruffatto referred to a former Plan Commissioner that always said you had to start somewhere.

Commissioner Dorband thanked the petitioner for providing the irrigation for the landscaping and the consideration of the neighbors.

Commissioner Johnson felt it was a very attractive building. He questioned if all of the docks were exterior. Mr. Goldman confirmed all of the docks were exterior with dock shelters.

Commissioner Johnson questioned if they had a rendering of the east elevation. He asked if they could provide one before it went to the Board. Mr. Goldman confirmed they didn't have an east elevation but agreed to prepare one if necessary. Chairman Ruffatto agreed to take a poll.

Commissioner Johnson referred to the truck noise and referenced the Village Ordinance regarding idling trucks.

Commissioner Johnson questioned the boundaries of the 8' fence. Mr. Goldman explained they anticipate the fence to just be along Dean Avenue.

Commissioner Johnson referred to the HVAC units and questioned if they waited until they had the tenants. Mr. Goldman explained they will size it appropriately to the size of the office. They believe they would put the heat in the warehouse because it wouldn't change the heat units. They will install two, one on each side anticipating that the building would likely be divided. A condition will be added for the screening.

Commissioner Issakoo thanked the petitioner for a very thorough plan and great looking building. Commissioner Issakoo questioned why the truck docks weren't on the west instead of the east. Mr. Goldman explained typically people were more concerned what the image looked like on the street. Also, there are ingress and egress points on either side of the building so it would be difficult for trucks to turn into the site then take a hard 90 degree turn and then have room to back up into the dock area. The solution is an enormous truck apron that is wide open to the street and often is not attractive to municipalities.

Commissioner Zangara thinks the plans were great and everything was very thorough. He questioned if there was any concern about the Spruces growing big enough and hurting the fence.

Mr. Goldman explained they would have an arborist taking care of the trees on a regular basis so the likelihood they would be trimmed higher so that the branches weren't pushing into the fence. He believes the trees should be maintained.

Commissioner Zangara questioned if they would build less dock doors if a company came in. Mr. Goldman explained building it speculatively they need to make the decision at some point even if they don't have a tenant. He explained docks could be put very close together but these are spread out for the distribution role. They chose to do that so it makes the maneuvering easier for them. The docks are pretty well spaced apart since it is more for mainstream distribution.

Chairman Ruffatto agreed with the other Commissioners that it was a great plan and is appreciated by the Plan Commission.

Chairman Ruffatto questioned if remediation was required prior to building. Mr. Goldman explained that they already had performed Phase I environmental survey on the property. They hired the same environmental company that had a history on the property. There once was a tank on the property and there had been a cleanup effort. He offered to submit the Phase I report to the Commission. There are no current existing environmental conditions that have been identified on the site.

Chairman Ruffatto questioned if the Fire Department had any questions or comments. Fire Inspector Antor reported there was a tank that was removed in the back of the property about six or seven years ago and was permitted by the Village and the State Fire Marshal's office.

Mr. Goetzelmann stated all of his comments were relatively minor and handled in final engineering.

Chairman Ruffatto took a poll regarding requiring a sidewalk on this property.

Commissioner Johnson: no
Commissioner Powers: no
Commissioner Dorband: no
Commissioner Issakoo: no
Commissioner Zangara: no
Chairman Ruffatto: yes

The vote was 5:1 in favor of not requiring a sidewalk.

Chairman Ruffatto took a poll regarding requiring a color rendering of the east side to give to the Village Board.

Commissioner Zangara: no
Commissioner Issakoo: no
Commissioner Dorband: no
Commissioner Powers: yes
Commissioner Johnson: yes
Chairman Ruffatto: no

The vote was 4:2 in favor of not requiring a color rendering of the east side.

Chairman Ruffatto thanked the petitioner for the considerations of the neighbors. He felt they did a great job by providing a 0.1 candle foot at the street without the fence. Mr. Goldman referred to the concern about headlights from the trucks coming in at night. They studied it to make sure there was not any bleed from the headlights over the fence.

Chairman Ruffatto felt it was a beautiful building.

Commissioner Zangara moved, seconded by Commissioner Johnson to recommend approval of Docket No. PC 17-1 granting site plan and appearance approval as required under Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19-07 Industrial Districts and Chapter 19-12, Site Plan Approval Requirements, in order to construct a new warehouse development in accordance with the following exhibits submitted by Chaddick SG on January 12, 2017 for 1075 Chaddick Drive, Wheeling, Illinois:

- Cover letter
- Site plan
- Elevation plans
- Rendering
- Landscape plan
- Fence exhibit
- Photometric plan
- Lighting specs (7 sheets)
- Engineering plans (5 sheets)
- Truck turning radius (6 sheets)
- ALTA Survey

With the following conditions:

1. The proposed trees shall meet the minimum size requirements of the Zoning Code;
2. Prior to Village Board consideration of the proposal provide a shaded irrigation plan to indicate the location of proposed irrigated areas;
3. Two bicycle racks shall be added to the site; and
4. Rooftop mechanical units shall be screened and plans shall be provided at permit.

On the roll call, the vote was as follows:

AYES: Commissioners Dorband, Issakoo, Johnson, Powers, Ruffatto, Zangara
NAYS: None
ABSENT: Commissioner Blinova
PRESENT: None
ABSTAIN: None

There being six affirmative votes, the motion was approved.

8. APPROVAL OF MINUTES – [December 15, 2016](#) (includes Findings for 2016-26A&B).

Commissioner Dorband moved, seconded by Commissioner Powers to approve the minutes dated December 15, 2016. The motion was approved by a voice vote.

9. OTHER BUSINESS

Ms. Jones reported that the next Plan Commission meeting on February 9th will be canceled. The next meeting will take place on February 23rd. The February 9th meeting was canceled because of a conflict due to the State of the Community address that same evening. The State of the Community address will be held at 7:00 p.m. at Chevy Chase. Chairman Ruffatto stated it was very informative and asked everyone to keep it on their calendars.

Ms. Jones announced a joint meeting between the Plan Commission and Village Board on Monday, February 27th at 5:30 p.m. at Public Works. Commissioner Dorband will not be present.

10. ADJOURNMENT

Commissioner Dorband moved, seconded by Commissioner Powers to adjourn the meeting at 8:53 p.m. All were in favor on a unanimous voice vote and the meeting was adjourned.

Respectfully submitted,

Steve Powers, Secretary
Wheeling Plan Commission

**DISTRIBUTED TO THE COMMISSION 2.17.2017
FOR APPROVAL ON 2.23.2017**

DRAFT DOCKET NO. 2016-24A&B & PC 16-18

FINDINGS OF FACT AND RECOMMENDATION

To: Village President and Board of Trustees

From: Wheeling Plan Commission/Sign Code Board of Appeal

Re: Docket No. 2016-24A&B (Continued from December 1, 2016 hearing without discussion)
Parking Lot
300 S. Milwaukee Avenue
(2016-24A) Variation from Title 19, Zoning, Related to Parking Setback
(2016-24B) Variation from Title 19, Zoning, Related to Screening
(PC 16-18) Site Plan and Appearance Approval

2016-24A&B Edward Chrzastowski, contract purchaser, seeking the following actions in order to facilitate the development of a parking lot at 300 S. Milwaukee Avenue, a vacant property that is zoned B-3 General Commercial and Office District:

2016-24A A variation from Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19.06 Commercial Districts, Section 19.060.040 B-3 General Commercial and Office District, Section E Setbacks, Size & Height Restrictions, and associated sections to reduce the required parking lot side setbacks; and

2016-24B A variation from Title 19, Zoning, of the Wheeling Municipal Code, Chapter 19.11 General Development Standards, Section 19.11.010 Off-Street Parking and Loading, Subsection C Screening for Off-Street Parking Areas, to eliminate the six-foot screen required between the proposed parking lot and the adjoining residential property.

Present were Commissioners Dorband, Issakoo, Johnson, Powers, Ruffatto and Zangara. Commissioner Blinova was absent with prior notice. Also present were Brooke Jones, Senior Planner, Mallory Milluzzi, Village Attorney, Ron Antor, Fire Inspector, Kyle Goetzelmann, Civil Engineer and Mark Janeck, Public Works Director.

Commissioner Powers read the following statement aloud:

A zoning variation is intended to be a method of adjustment to equalize regulations where Title 19 of the Village of Wheeling (Zoning) has created an unnecessary hardship. A variation is designed to allow affected property owners the same rights and privileges that others enjoy in the same zoning district. In order to be granted a variation a petitioner is required to demonstrate through testimony to the Plan Commission at the public hearing why their request meets the conditions of the village code including, but not limited to, how their individual situation is unique or unusual. Prior to the public hearing the petitioner provides written statements meant to show that their request for variation meets the standards established in Title 19. The Commission Chairperson will typically direct that these statements be entered into the record without a full reading of them at the hearing. Based upon the testimony and supporting materials submitted, the Plan Commission will make findings in support of, or against, the petitioner's testimony and report those findings to the Village

Board.

Ms. Jones reported that the Staff Report and the submittals of the petitioner were part of the public record for this application. She noted that this was a public private partnership for the project and that the proposed parking lot would be used for private use during daytime hours during the week and during off hours it would be a public parking lot. There are Village utilities at the rear of the property that would need to continue to be assessed. There were representatives from the Public Works Department who were present and could answer questions.

Mr. Edward Chrzastowski, petitioner, 212 S. Milwaukee Avenue, Wheeling was present and sworn in.

Mr. Chrzastowski reported they had been planning with the Village to construct an offsite parking lot to support his office building at 212/224 South Milwaukee Avenue. It is an 18 or 19 space parking lot on an unusable lot.

Chairman Ruffatto asked for questions/comments from the audience.

From the audience, Mr. Don Lemke, 269 Park Avenue, Wheeling and Mr. Paul Scanlon, 281 Park Avenue, Wheeling were sworn in.

Mr. Lemke mentioned there was no screening fence on the blueprint. He felt there was little or no concern taken about the screening of his property. He mentioned Mark Janeck visited the property to figure out a way to add a fence to screen the property. It was determined the best way was to come along the existing fence line and to the west side of the lift station and then angled to the center of the easement then continue south. He mentioned the fence behind the medical building went down the center of the easement. Mr. Lemke discovered yesterday that it would be his responsibility for any repair or damage to the fence. He strongly disagreed since he was an innocent resident because a fence was being installed and he was being penalized and would have to take care of the fence that should be required by Code. He didn't think it was right that he should be responsible for all the repairs. He felt the fence should be the responsibility of the people who build the parking lot since by Code they are required to install a fence to screen it.

Mr. Scanlon referred to the original site plan that was issued on December 1, 2016 and Question No. 5 in Section 6. It stated that the proposed variation would not impair an adequate supply of light and air to the adjacent property or substantially increase congestion in public streets or increase the danger of fire, or endanger the public safety, or substantially diminish or impair property values within the neighborhood. He referred to a letter from Mr. Lemke's real estate agent and his opinion is that the parking lot would definitely lower the value of his home and if a privacy fence is not constructed, it would hurt the value even further. The real estate agent felt it would be very detrimental to Mr. Lemke. Mr. Scanlon referred to the answer to number 6 in the standards for variation that states the proposed variation would have no impact on adjacent properties. Mr. Scanlon disagreed.

Mr. Scanlon mentioned the grade was 2' higher than the easement and that the medical center had

put in an 8' fence because of the grade.

Mr. Scanlon referred to the answer to number 6 that states that there would be no additional traffic, noise, or odor shall be produced as a result of the variation. No impairment of any kind would result in the proposed variation. He disagreed since people would be starting cars and slamming doors.

Mr. Scanlon mentioned the Village had to do regular routine maintenance last week which brought five Village vehicles on the parking lot. Mr. Scanlon thanked Director Janeck for coming to the site and working with Mr. Lemke. He felt they would need more than one or two parking spaces for access to the lift stations. If they didn't put up a fence, the neighbors would see five parking lot exits of cars going right into their property. He referred to the existing fence that runs from Bagel and Bialys down to Union Commons and blocks every parking lot. He did not agree Mr. Lemke should have to incur the hardship of maintaining a fence that really was a fence for the petitioner. He didn't understand why Mr. Lemke should have to take care of the fence. He wants the fence to be 8' because of the grade and to be consistent with the existing fence.

Mr. Scanlon provided a copy of the letter from the real estate agent for the record.

Ms. Marie Burn, 259 Park, Wheeling came forward and was sworn in. She stated she was a neighbor of Mr. Lemke and located behind the Bagel shop. She reported they were definitely impacted by the headlights when they built the Bagel shop. It was horrible until they built the fence. She disagrees with the statement that the variation wouldn't have an impact.

No one else from the audience came forward.

Ms. Milluzzi commented that the proposed variation was to eliminate the required screening. The fence is presented as an option. The financial and maintenance responsibility of the fence could be reached as a private agreement with the property owners. The agreement would be separate from the Village's consideration. The docket includes a condition that would allow for the fence in the proposed location subject to any agreement that the property owners could reach. The property owner can respond to the thoughts about the fence and maintenance of it. She wants to make sure the focus stays on the actual proposed variation. The Village cannot require them to put a fence on someone else's property.

Chairman Ruffatto felt it did not have an impact on the petition. Ms. Milluzzi explained the Commission could not grant the variation if they put a fence on someone else's property. Chairman Ruffatto mentioned the Commission could deny the variation but can't condition it on the requirement of doing something on someone else's property.

In reply to Commissioner Issakoo's question, Ms. Milluzzi explained the variation would not be to require any screening on 300 South Milwaukee but would allow if the property owners could come to an agreement to also install a fence in the proposed location. She explained it would not be a guarantee that the fence would go up because the Village could not require Mr. Lemke or the petitioner to put up a fence.

In reply to Commissioner Dorband's question, Ms. Jones clarified the fence would be located on the

adjacent private property of Mr. Lemke. The Village would not be installing the fence. Director Janeck provided an exhibit that illustrates an acceptable area within the easement that would not impede access to the utilities or to the lift station. It was an agreed upon location if a fence was to be installed on Mr. Lemke's property. Ms. Milluzzi further explained it would be subject to any agreement between the two property owners.

Chairman Ruffatto asked the petitioner if he has had any discussion with Mr. Lemke. Mr. Chrzastowski confirmed he has had no discussions with Mr. Lemke.

Mr. Chrzastowski explained the Village needs the access to the lift station. If a fence would be installed in order to gain the access it would need to be on the property owner's side on private property.

Mr. Chrzastowski believed part of the civil engineer plan was to actually bring the grade down so that the retaining wall would be removed from the back and the grade would be the grade of the easement. He thinks a 6' fence would meet the average grade around the fence.

Chairman Ruffatto asked for Director Janeck's comments. Director Janeck has no issue with a fence going on Mr. Lemke's property. The Village needs direct access to the lift station's structure and the electric panel at all times. The Village checks on it almost daily. The Village suggested that the fence go on Mr. Lemke's side of the easement because the sanitary sewer line runs north and south through the easement that is located on the east side of the easement.

Chairman Ruffatto questioned if the petitioner would be willing to put up a fence for the homeowner. Mr. Chrzastowski was in agreement to put up a 6' fence if that was what would have been required without a variance. Chairman Ruffatto explained a fence would have been required on the petitioner's property without a variance. He explained there needed to be some negotiation between the petitioner and homeowner in order to get this accomplished. Chairman Ruffatto agreed the parking lot would impact the homeowners from a noise perspective and life perspective. He wants to ensure that there is an equitable agreement and wants the Village to somehow be involved in it to negotiate it.

Commissioner Zangara questioned if a handicapped parking spot was required in the parking lot. Ms. Jones felt one handicapped parking spot would be required. Commissioner Zangara questioned who would be responsible for the snow removal. Ms. Jones explained there needs to be an agreement on how the parking lot would be maintained. Director Janeck explained the property was being sold to the petitioner and would be his responsibility for snow removal. The Village will have no responsibility for snow removal. Ms. Milluzzi confirmed the parking lot would be owned by the petitioner.

Commissioner Zangara questioned if the petitioner would put in an opening in the existing fence on the north side by the medical center for pedestrian access. Mr. Chrzastowski explained he was not planning to do anything with that fence since it was not his fence and not located on his property.

Mr. Chrzastowski stated that they had not planned on adding a handicapped parking space. He was

unsure on why one would be required. Ms. Jones explained commercial parking lots were required to have a minimum of one handicapped parking space. Mr. Chrzastowski didn't understand since it was not next to a building or accessible to a building. Ms. Jones agreed to check the Code. Mr. Chrzastowski mentioned the handicapped parking space on his property was rarely used. He thought a variance may have to be requested regarding the handicapped parking space. Ms. Jones explained it couldn't be addressed by the Plan Commission and that the accessible parking stall requirements were not part of the Zoning Code. Chairman Ruffatto agreed the Code needed to be interpreted.

Commissioner Zangara agreed that an agreement regarding the fence needs to be worked out.

Commissioner Issakoo agreed that the parking lot definitely has an impact and there needs to be an agreement in place beforehand. He mentioned he lives in Polo Run next to a condominium building and he gets headlights into his unit every night and wished it would have been handled beforehand. Commissioner Issakoo thinks it's appropriate to ask for something in this situation since it would impact the residents. He agreed there needs to be a fence.

Commissioner Dorband expressed concern with flooding the neighborhood by sloping the property down and removing the retaining wall. Mr. Chrzastowski felt it would be a civil engineering issue. Director Janeck explained the parking lot was designed that it was high at the west edge with a 3" rolled curb and has a catch basin near the west end of the parking lot so the water would run to the catch basin and then back out to Milwaukee Avenue. He confirmed the water would not flow into the easement.

Commissioner Dorband questioned if Mr. Lemke was in agreement with the proposed fence location. Director Janeck confirmed he was in agreement but had not discussed the height of the fence.

Commissioner Dorband wants the height of the proposed fence to be consistent with the height of the existing fence. She questioned if it would be an issue regarding the variance. Ms. Milluzzi explained it would be done at permitting time. Commissioner Dorband questioned if the Commission could make a recommendation that the fence be a certain height. Ms. Milluzzi explained the type and size of the fence was not part of the variation being considered. Commissioner Dorband wants the fence to be the same height going all the way across.

Commissioner Dorband questioned if the petitioner had considered adding bushes around the parking lot. Mr. Chrzastowski confirmed they were not adding bushes in the back to impede access. The only landscaping they anticipated was toward Milwaukee Avenue.

Commissioner Dorband referred to the responsibility of the maintenance of the fence. Ms. Milluzzi explained there could be a private agreement between the petitioner and homeowner regarding maintenance. The Village can't make them do anything.

In reply to Commissioner Dorband's question, Ms. Milluzzi explained the Commission was voting on the parking lot and two variations (setback and requirement of screening).

Commissioner Powers expressed the same concern as Commissioner Dorband about the water/grading issue. He agrees there needs to be an 8' fence as depicted on the plan to be uniform across the back.

Commissioner Johnson questioned if there was a way to make sure a fence would be installed. Ms. Milluzzi explained it could be continued to see if the petitioner and homeowner could come to an agreement. The variation could not be conditioned to put something on someone else's property. It could be referenced.

In reply to Commissioner Dorband's question, Ms. Milluzzi explained the requirement was to put in screening but the petitioner is asking for a variation to not provide screening because it was physically impossible to provide the screening on his property. He could only be responsible for his property since a variation runs with the land and the PIN. The problem is if the petitioner or Mr. Lemke sold their property. Commissioner Dorband felt it would be fair for the petitioner to put in the fence since he would have been required to do so if the situation was different.

Ms. Jones noted that the Mr. Chrzastowski did just agree to install the fence.

Commissioner Issakoo asked for clarification on what the Commission would need to do to move forward. Ms. Milluzzi explained if the Commission wanted to consider a fence as part of it, the docket should be continued to allow the two parties to talk about what they were willing to agree to.

Ms. Jones felt it could advance regardless of the Plan Commission's opinion and let the two parties come to an agreement on the style of the fence. Chairman Ruffatto didn't think style was important at this time. Ms. Jones explained the Village could not require it because Mr. Lemke could change his mind and may not want the fence for other reasons. She did not think it would be wise to require the fence because if Mr. Lemke changes his mind in the end and doesn't want it. Ms. Milluzzi questioned what would happen if the next property owner didn't want it. Chairman Ruffatto mentioned the variation could end when the property was sold. Ms. Jones explained a condition of approval could be added to the site plan and appearance docket that allows for the fence at a certain height in the agreed upon location if the private property owner was in agreement. Chairman Ruffatto explained he would not personally vote for the variation if they did not come to an agreement. He suggested continuing it to see if the petitioner and homeowner could come to an agreement. Ms. Milluzzi expressed her concern that even if they had an agreement it still would not be a condition on the variation and could still change at any time. The Village could not require the fence as part of the variation. Chairman Ruffatto was not asking for that but wants it to be worked out in some manner. He believes the entire Commission feels the same way.

Chairman Ruffatto asked Mr. Chrzastowski if he was willing to pay for an 8' fence. Mr. Chrzastowski indicated the Code would have required that he put in a 6' fence and that was what he would be willing to put in. Commissioner Dorband questioned if he would be willing to put in an 8' fence. Mr. Chrzastowski felt it would put more of a burden onto the project. He noted that it wasn't just a private situation since he was working with the Village and he was making concessions. He would prefer to go back and work with Mr. Jennings for further discussion.

Chairman Ruffatto wants to see everything tied up and whether it gets executed was entirely up to

the petitioner and homeowner.

Chairman Ruffatto took a poll on whether the Commission wanted to see something firmed up between the petitioner and homeowner.

Commissioner Zangara: in agreement
Commissioner Issakoo: in agreement
Commissioner Dorband: in agreement
Commissioner Powers: in agreement
Commissioner Johnson: in agreement

The vote was 6-0 in favor of firming up an agreement between the petitioner and homeowner.

Chairman Ruffatto recommended continuing the docket.

Chairman Ruffatto referred to the notation on the site plan to remove existing fence but not to replace it. Mr. Chrzastowski explained that Bagel and Bialy agreed to remove the fence since it was in need of repair.

Mr. Chrzastowski explained he did not have much need for the parking lot on the weekends but the Bagel and Bialy store gets busy on Sundays and could use the parking lot for overflow.

Chairman Ruffatto referred to the open question regarding the need of a handicapped parking space. Ms. Jones felt pretty certain that the Illinois Accessible Code requires at least one handicapped accessible parking space. Mr. Chrzastowski wants to look at the circumstances and wants to contact the head of the Illinois Accessibility Department in Springfield for interpretation. Ms. Jones asked for Mr. Goetzelmann's opinion. Mr. Goetzelmann needs to research it in order to give an opinion.

Mr. Lemke explained that when Director Janeck visited his property nothing was determined that the fence would be on his property. He just found out yesterday that it would be his fence. Director Janeck stated onsite that since the Village's pipe was on the east side of the easement he would not put a fence over his pipe. Director Janeck wants the fence as far away from the Village's pipe as possible. He would rather have the fence on the east easement line. He doesn't like people putting fences in an easement because sometimes they need to be removed and it is costly. He mentioned there were fences north and south of this property right in the middle of the easement. He explained fences were permitted in easements but the homeowners need to understand it would be their cost to remove the fence if the Village needed to do work in the easement. Mr. Lemke stated that he had spoken to an attorney to try and resolve the issue. The attorney suggested a 99-year lease. Chairman Ruffatto explained that was not germane to the Plan Commission. If Mr. Lemke wanted to go in that direction, he needed to speak with Mr. Chrzastowski.

Commissioner Johnson referred to a comment made earlier that Mr. Lemke may not want the fence. Mr. Lemke stated he had never said that he didn't want the fence. Commissioner Johnson questioned if a landscape screen could be used instead. Mr. Lemke felt it would create a flooding issue.

Mr. Scanlon explained the only reason he brought up an 8' versus 6' fence was because of the grading issue. Ms. Milluzzi stated that Director Janeck had clarified that the grading would be fixed so that a 6' fence would be high enough. Director Janeck confirmed they were excavating the property so they were lowering it by 2' at the backend. Mr. Scanlon was then in agreement with a 6' fence.

Commissioner Powers moved, seconded by Commissioner Zangara to continue Docket No. 2016-24 & PC 16-18 to February 23, 2017. The motion was approved by a voice vote.

On the roll call, the vote was as follows:

AYES: Commissioners Dorband, Issakoo, Johnson, Powers, Ruffatto, Zangara
NAYS: None
ABSENT: Commissioner Blinova
PRESENT: None
ABSTAIN: None

There being six affirmative votes, the motion was approved.

Respectfully submitted,

Jim Ruffatto, Chairman
Wheeling Plan Commission/
Sign Code Board of Appeals

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FOR APPROVAL ON 2.23.2017**